

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 7, 2020 AT 9:00 A.M.  
VIRTUAL HEARING**

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Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

**Comments on Agenda Items and Non-Agenda Public Items**

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Item or an Agenda item, may email comments to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov), with the agenda item number in the subject line of the email. Only comments received by email before 5 p.m. the day before the meeting will be eligible to be read into the record. If you submit more than one form, only one will be read into the record. All other filed comments, including those received after 5 p.m. the day prior and before 8:45 a.m. on the day of the meeting, will be distributed to the Commission for consideration and made part of the meeting record. If you submit more than one comment, only one will be read into the record. **Please note: All comments are limited to 200 words.**

If you have an attachment to your comment, you may send it to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) and it will be distributed to the Planning Commissioners.

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing (by email to: [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov)).

**ANNOUNCEMENTS/PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under "Announcements/Public Comment."

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****CONSENT AGENDA****ITEM-1: VERIZON FAIRBANKS – PROJECT NO. 555731**

City Council District: 1                      Plan Area: Fairbanks Ranch Country Club

Staff: Karen Lynch

Verizon Fairbanks. A request for a Planned Development Permit and a Neighborhood Use Permit for a Wireless Communication Facility (WCF) consisting of the removal of an existing monopole and the construction of a new 43-foot-tall mono-eucalyptus tree supporting eight antennas, two raycaps, and eight remote radio units. The existing equipment enclosure associated with this WCF will continue to operate without any exterior changes. The project is located at 14333 San Dieguito Road in the AR-1-2 zone of the Fairbanks Ranch Country Club Specific Plan area. Report No. [PC-20-011](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM-2: 70TH STREET TM/PDP – PROJECT NO. 613124**

City Council District: 9                      Plan Area: College

Staff: Sammi Ma

Tentative Map (TM) to subdivide an existing undeveloped lot to create two parcels, and a Planned Development Permit (PDP) to create a new driveway with a deviation, located at 5114 70<sup>th</sup> Street (APN No. 468-112-3400 and 3600). The 0.37-acre site is in the RS-1-7 Zone, Airport Land Use Compatibility (Montgomery Field) Overlay Zone, Airport Influence Area (Review Area – 2), and Transit Priority Area within the College Area Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report No. [PC-20-022](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

ITEM-3: ***Expedite***

***Appeal of Development Services Department's decision on February 25, 2020***

**\* PEARL STREET MIXED USE – PROJECT NO. 638970**

City Council District: 1                      Plan Area: La Jolla

Staff: William Zounes

The Pearl Street Mixed Use project proposes a Coastal Development Permit to demolish a non-operational service station to construct a 20,606 square-foot, two-story mixed-use building consisting of two retail units and 26 residential rental units with an on-grade garage. The project will include two affordable housing units with rents of no more than 30 percent of 50 percent of the Area Median Income (AMI) for no fewer than 55 years, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Planned District and the RM-1-1 Zone Coastal Overlay Zone, the Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone within the La Jolla Community Plan Area. Council District 1. Report No.

[PC-20-024](#).

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-4: ***Appeal of Development Services Department's decision on February 19, 2020***

**SUGARMAN SDP – PROJECT NO. 625569**

City Council District: 1                      Plan Area: La Jolla

Staff: Xavier Del Valle

Appeal on an application for a Site Development Permit for the construction of a two-story, 5,077 square-foot single family residence with a 3,279 square-foot basement garage on a vacant lot located at 8356 Sugarman Drive. The project site consists of two lots under the same ownership. One lot has an existing single-family residence and the other lot is vacant. The 0.25-acre site is in the La Jolla Shores Planned District Single Family Zone within the La Jolla Community Plan area, and Council District 1. This project was determined to be categorically exempt from the California Environmental Quality Act on January 29, 2020 and the opportunity to appeal that determination ended February 12, 2020. Report No. [PC-20-025](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.